

Gwenda Sheridan
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Mr John Ramsay, Executive Director,
Tasmanian Planning Commission
144 Macquarie Street Hobart 7000.

8 January 2024.

Dear Mr Ramsay,

This will definitely be my last piece of planning to come to the TPC. You might say “hooray”, but I had written such a lot on the Queens Domain that I just felt I had to put some of that out into the open for the public to see what the history of this site is, was, and technically might become.

Of course, I am fundamentally opposed to a huge football stadium on the Queens Domain.

Cultural landscape is widely known about and practised overseas.

Where is Tasmania in all of this? Sadly, I have to say apparently, currently not interested in the heritage of place at all. It is such a beautiful island and so different from the rest of Australia. It is difficult for someone such as me, not to be sad when I see how heritage is ignored in Tasmania.

For now,

Sincerely,

Gwenda Sheridan.

Why a large, dense, opaque, high, stadium should not be built on the Queens Domain Hobart.

Gwenda Sheridan,

January 2024.

Sheridan has written two major documents on Queens Domain, for Hobart City Council; one published in 2002, (original 1999). *Historical Landscape of Queens Domain Hobart*. (191 pp).

A second major piece on the Queens Domain was in 2009, specifically on the Southern Domain. These were completed for Hobart City Council. (125 pp). Please refer to these documents.

Material was sent to the TPC in 2023, in respect of the proposed stadium on the southern section of the Queens Domain.

Please refer to these documents.



What is known in brief.

Heritage and History of Place

- It is the Department of State Growth in Tasmania which has been given the “carriage” of the intended stadium.
- It’s my professional view that the Queens Domain history of the nineteenth, twentieth, some of twenty first century has not been

considered sufficiently (or at all) by the Government and or those firms employed.

- Heritage is not just about a building. Heritage is about the “place”, the land, how it is altered or not, managed, changed etc, across time.
- In the Hobart Interim Planning Scheme 2015, the Queens Domain was entered as a Cultural Landscape. It remains to be seen whether this classification will be carried across to the Queens Domain as it appears in the statewide single planning scheme.

Cultural Landscape is an internationally recognised term, used by the IUCN, UNESCO and ICOMOS.

- Given that it is nearly 180 years since the Queens Domain was set aside for for particular uses, **it must be one, if not, THE earliest attempt at land management of place.** What is now known as the Queens Domain is incredibly historic. Land that stretches from the tall hill, down to the water on a number of sides. What was desired by Governor Macquarie, (then in charge of NSW) and the Lieutenant Governor (Tasmania) was very clear. It is clearly laid out in *The Journal of the Land Commissioners, 1826-1828*. See Appendix 1.
- It is time the current Government knew exactly what the **Heritage of Place** means and how important it is to understand that significance. World bodies such as ICOMOS. The International Council on Monuments and sites is the major international body for heritage. See <https://www.icomos.org/en> Sheridan is a member of their ISCCL, (International Scientific Committee – Cultural Landscapes.) See Appendix 2.
- A number of firms were presumably employed to “do” the requisite work for a stadium. These are listed in Appendix 3. Sheridan 2023

Planning:

- Tasmania does not have a state department of planning, one which might be, should be, connected to heritage.
- It is critically important to understand history, **that is the history of a place** where planning is concerned. See Appendix 1.

- It is thought to be the only state NOT to have a State Department of Planning to which Heritage might be attached.
- Sheridan has been a member of the Planning Institute of Australia for decades.
- The idea of placing a huge stadium on the former railyards site is just that; it is still basically a concept.
- Pictures have been floated around, while a firm involved gave pictures of a building that was somewhere in the vicinity of up to 12 storeys high, (ie like that of the Hotel Grand Chancellor).
- Again, the non-determination of released information appeared to suggest a circular building but then too, at one point it was to be more oval, (eg to presumably fit to a very tight space); this has never been elaborated upon.
- Tasmanians are left in the doubt of exactly how, what, what, etc the parking of vehicle spaces would occur. Nothing there. Buses were suggested. Housing was suggested.
- A feature of the Queens Domain has been its lack of buildings and certainly anything of the size of what is proposed. Green spaces are everywhere. At the Cenotaph, (purposely chosen for this spot) the views from many angles can be seen. Wonderful views.
- The concept of putting a large, huge, dense, tall building (with no relief) onto this part of the Queens Domain must be seen as an utter absurdity when planning-heritage is considered.
- Put that together with the heritage of the place, it in my opinion, becomes an abomination. Crossing the Tasman bridge approach into Hobart from the airport, (and many visitors would enter the state this way), and seeing a huge, dense building rearing into the sky on the left-hand side is beyond belief.
- See material sent to the TPC in 2023.
- It is suggested that the Government want this land to be assessed as a Project of State Significance. It would thereby pass Hobart City Council and what it says in its planning requirements.

- The fate of this application would appear in my view, to be put into the hands of a very carefully selected, appointed “panel” of experts. Sometimes Governments make egregious mistakes re planning. If given the nod to build, this would be one of them.

Appendix 1. Material taken from the Journal of the Land Commissioners, for Van Diemen’s Land. 1826-1828

Edited by Anne McKay, Research Assistant Department of History with an introduction by P.R. Eldershaw, Archives Officer, State Library of Tasmania. University of Tasmania in conjunction with The Tasmanian Historical Research Association 1962.

See maps and plans for the Domain at the rear of this book.

The Journal says:

Appendix A. (p. 102)

On reservations of Ground for purposes connected with the Health, Convenience or Recreation of the Inhabitants

2nd Public Improvements, Walks and Drives,
6th Public Grounds for Games and Exercises.

3rd ly,
The Government Civil
1st: Domain and Residence for Governor
Lumbar Yard and Dock Yard

Military
1st Barracks
2nd Parade Grounds for Military Exercises
3rd Forts Batteries and Magazines
4th Posts of Observation

p. 104. From the bridge a Walk and Drive should continue round Macquarie Point turning to the left (where it approaches the Hill immediately behind into the New Town Road, by the side of the Domain Hills....

On the South side of Sullivan Bay there will be another delightful Walk and Drive by Mulgrave Battery

4. Quays and Landing Places.

The whole distance from Mulgrave Battery round Sullivans to Macquarie Point Will be reserved either for Mercantile and Government Stores or Batteries.

p. 105. 6. Public Grounds for Games and Exercises

Macquarie Point which will hereinafter be mentioned for a Military Parade Ground might be occasionally used for some particular Games and Exercises.

4th. Civil 1. Domain and Residence for Governor.

Were it not foreign to the nature of an Official report here we would expatiate on the beauty and Magnificence of the Scenery of the Island generally and of this Spot in particular, so judiciously chosen by General Macquarie for the Government Domain.

An agreeable degree of retirement with immediate vicinity to the Scene of Bustle and Business both Public and Private is most admirably and conveniently combined and even the exact spot seems to be pointed out where a House should be erected... in particular, so judiciously chosen by General Macquarie for the

107. Government, Military:

.... A secondary 2nd Parade Ground for Military Exercises the flat piece of Land on Macquarie Point is well adapted and would afford sufficient space to manoeuvre A considerable Body of Troops as will probably be ever Stationed in Hobart.

108. These reservations with Barrack Hill, Mount George (in the Domain) a space round Mulgrave Battery of 8 acres and Macquarie Point comprise all that it appears to us need be reserved for Forts, Batteries Magazines or other Military Works and posts of observation in the immediate vicinity of the Town.

Appendix 2.

Information from The Burra Charter:

This is the recognised document for heritage planning and management in Australia; it is also used internationally. Although I requested (2015) that the Burra Charter become a requisite in Interim planning schemes, that it become a part of heritage codes it was not taken up. Hobart City Council has the Burra Charter in its Interim Planning Scheme.

The Burra Charter defines Place in Article 1, and what follows in 1-12 of Article 1, some of which is outlined below. It too, defines cultural significance.

<p>For the purposes of this Charter: 1.1 Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.</p>	<p>Place has a broad scope and includes natural and cultural features. Place can be large or small: for example, a memorial, a tree, an individual building or group of buildings, the location of an historical event, an urban area or town, a cultural landscape, a garden, an industrial plant, a shipwreck, a site with in situ remains, a stone arrangement, a road or travel route, a community meeting place, a</p>
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	site with spiritual or religious connections.
<p>1.2 Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.</p> <p>Cultural significance is embodied in the <i>place</i> itself, its <i>fabric, setting, use, associations, meanings, records, related places</i> and <i>related objects</i>.</p> <p>Places may have a range of values for different individuals or groups.</p>	<p>The term cultural significance is synonymous with cultural heritage significance and cultural heritage value.</p> <p>Cultural significance may change over time and with use.</p> <p>Understanding of cultural significance may change as a result of new information.</p>
<p>1.4 Conservation means all the processes of looking after a <i>place</i> so as to retain its <i>cultural significance</i>.</p> <p>See also Article 14.</p>	See also Article 14.
<p>1.5 Maintenance means the continuous protective care of a <i>place</i>, and its <i>setting</i>.</p>	<p>Examples of protective care include:</p> <ul style="list-style-type: none"> • maintenance — regular inspection and cleaning of a place, e.g. mowing and pruning in a garden; • repair involving restoration — returning dislodged or relocated fabric to its original location e.g. loose roof gutters on a building or displaced rocks in a stone bora ring; • repair involving reconstruction — replacing decayed fabric with new fabric
<p>1.6 Preservation means maintaining a <i>place</i> in its existing state and retarding deterioration.</p>	It is recognised that all places and their elements change over time at varying rates.
<p>1.12 Setting means the immediate and extended environment of a <i>place</i> that is part of or contributes to its <i>cultural significance</i> and distinctive character.</p>	Setting may include: structures, spaces, land, water and sky; the visual setting including views to and from the place, and along a cultural route; and other sensory aspects of the setting such as smells and sounds. Setting may also include historical and contemporary relationships, such as use and activities, social and spiritual practices, and relationships with other places, both tangible and intangible.
<p>1.15 Associations mean the connections that exist between people and a <i>place</i>.</p>	Associations may include social or spiritual values and cultural responsibilities for a place.

Appendix 3.

Macquarie Point: The Stadium

At least some information: Taken from the Dept of State Growth website.

Dates:

2022

February:**MCS and Leighton Architects**, site selection process (48 pp)

The State Government requires a preliminary feasibility assessment of possible sites that could accommodate the footprint of a contemporary Tier 2 sporting and event stadium (capacity of 23-27,000 seats) within easy commuting distance of the Hobart CBD. The assessment may include up to three (3) sites.

May**Tasmanian Government:** Strategic Business Case (83) pp.**Tasmanian Government:** Strategic Business Case (20) pp. no date**Tasmanian Government:** Strategic Business Case (17) pp. no date**August****Aurecon (Melbourne)** Pre-feasibility study (66 pp)

This company did both Regatta Point and Macquarie Point.

PwC Economic Impacts of a new arts and entertainment and sports precinct (17 pp)

MI Global Partners, Capacity optimisation for the AFL (23 pp).**November**

PwC Economic Impacts of a new arts entertainment and sports precinct (10 pp)

MI Global Partners Cost benefit analysis (29 pp)

Tasmanian Govt.
Liminal & A.E.N. Advisory Services and Design (17 pp.)

Appendix 4.

Analysis: Understanding heritage of place and specifically public parks and gardens.

Taken from:
Gwenda Sheridan:

HERITAGE LANDSCAPE VALUES OF THE QUEENS DOMAIN,
HOBART, PLANNING ISSUES
ASSESSMENT FOR THE UPDATED QUEEN'S DOMAIN
CULTURAL HERITAGE MANAGEMENT PLAN, PROJECT 2. 2009.

The hill of the Queens Domain – when first viewed by Governor Macquarie in the early decades of the nineteenth century – with its sloping topography southwards, eastwards and westwards was a contiguous piece of land, higher in the north, and flatter in the south. It contained natural boundaries, the River Derwent on the east and south, and a creek on the west. That it was for the ‘use,’ as the ‘domain and residence of the Governor’ was formalised in the Journals of the Land Commissioners in 1826-1828.¹ There were no roads to sever parts of the Domain from its other parts; it consisted of – due to its topography and its natural boundaries – a micro whole landscape with a defined character.

For something like a century and a half no significant divisions of the hill – from its other parts – occurred. The Queen's Domain Management Plan (1996)² offered a salutary comment in respect of the way that public open space (which the Domain lands became) in more recent decades had been perceived by decision makers, (as follows)....

More recent post-War history has seen the area treated as vacant land where things could be “put” (i.e. The Tasman Highway, a tip, water reservoirs, major sporting venues etc) or as a short cut for commuter traffic and long-term parking. None of these more recent activities respect the Domain as the premier open space in the city, rather they exploit it as a convenient location whilst ignoring the topography and climate of the area with resulting major impacts on its natural and aesthetic values.

For the QDMP authors, the Queen's Domain was a place of enormous natural and cultural value...

From this extract a number of points can be immediately made.

1. At the time of the setting aside of the ‘Government Paddock’, (now the Domain), planning for open space areas in England had reached a

formative period of inception and change.

2. The remarks which follow principally apply to the upper or northern area of the Domain as defined in the Historical Landscape Report; that is the area north of the Tasman Highway.
3. In England, the 'park' had borrowed from the gentlemen's country estate, its characteristics, design, and in many cases its perceived notion of 'large' size, (e.g. 50 acres). Famous 'parks' around the world are in certain instances large. For example, Sydney's Centennial Park, Central Park in New York, Regent's Park, Hampstead Heath are some examples.
4. The 'large' park space set aside in Victorian times needs to be separated from the small public 'square' which was also being developed at the same time, is often in Australia given the title of 'park' and which is characterised by a very formal development and design. Princes Square in Launceston and Franklin Square in Hobart are examples.
5. Tasmania in 2024 most fortunate for the foresight of a Lieutenant Governor (Van Diemen's Land) (and Governor Macquarie) sufficiently familiar with concepts of 'park' development to have set the Domain hill aside for recreational use.
6. Size of public 'park' spaces could be large, more than 50 acres for example which allowed a number of distinctly different functions or uses to occur within the total space.
7. A principal 'use' of even smaller areas was that there would be circular walks and/or circular 'drives' for horse and carriage; taking a drive or walk seen as a most pleasurable activity at the time. While City Park, (then Arthur Green) had a circular walk, the Domain had curved winding 'carriage drives.' These still remain.
8. Its size, particular topography and landscape views from the various parts of the drives, amply fulfilled the perceived landscape experience of appropriation, very much valued in the nineteenth century.
9. While Loudon had stated that,
'No gentleman who has his grounds laid out in the natural style would feel flattered by having them mistaken for a portion of the uncultivated country untouched by the hand of man, though he would feel flattered by being told what a beautiful imitation of nature his grounds presented.'¹

The Hobart Domain natural vegetation was not altered in the manner of the huge estates in England or even some of its large public park spaces. Sheep and cattle were largely the mechanism by which the Domain 'uncultivated country' was significantly altered, and these often appear in

¹ Loudon J.C.: Ibid. pp. 457-458.

early art work or photographic images of the upper Domain area. This is significant in 2008 as since the sheep and cattle have been removed, the upper Domain area has reverted to much of its original grassland with an over-storey of trees. This would have been considered 'uncultivated country' but is considered acceptable in the light of modern biophysical knowledge. It is also assumed that fire management practices will prevent the Domain understorey area from ever becoming more than a woodland landscape.

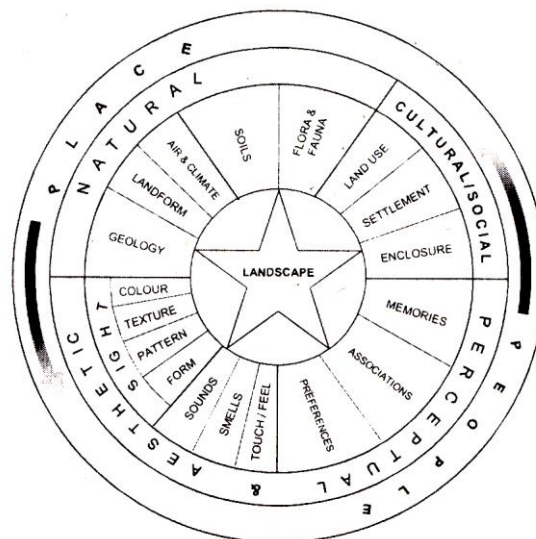
Policy

There are a number of specific characteristics which must be recognised as integral to the heritage landscape of the upper part of the Domain. Four key overarching correlates of landscape must be considered. These are natural correlates, cultural and social correlates, the perception, memories and associative correlates and the aesthetics. Under the broad umbrella of aesthetics are those connected to sight, such as form, texture, colour, those connected to sound, smell and touch, and landscape evolved patterns which develop across time. A landscape circle is included as Appendix 1 to this Report. It then needs to be attached to principal documents so that policy makers in the future are aware of what, how, and scale of correlate alteration will occur when particular future developments are presented. Correlates are interlinked, interwoven, and the alteration of one will affect the others, sometimes very significantly.

The four major correlates Natural, Cultural/Social, Perceptual, Aesthetics each carry sub parts.

Landscape Character Assessment

Figure 1.1: What is landscape?



Landscape Character Assessment www.countryside.gov.au/cci/guidance

A new updated circle and land account has been attached to a document by 2014. It can be seen under the Landscape Character Assessment, Countryside Commission in the UK.

Landscape Character Assessment www.countryside.gov.au/cci/guidance

**See for example: An Approach to Landscape Character Assessment, Natural England
Christine Tudor, 2014:**

I was lucky enough to be living in England in 1974. It was then that I learned about the Countryside Commission. I later met some of these people. The 2014 version of countryside guidance has been updated from the copy that I have.

Basically, the circle is the same as that which I came back to Australia with (shown above).

On the outside of the circle people and place are intimately interlinked and have been across millennia. There is an important time-depth to landscape analysis which must be considered; in respect of the Domain in the last two hundred years, layers of cultural and social fabric have been added to the hill and now present a series of evolved layers, much of this from the last 50 years.

The significance of the first one hundred and fifty years of the evolved Domain hill landscape patterns were seen as highly important in the Sheridan study of 1999.

In Australia and certainly in Tasmania, what might be classified as “the countryside” is left to look after itself. There appears to be NO landscape character assessment whatever. Tasmania assumes that what would be classified as “the countryside” simply doesn’t need to meet any planning regulations in respect of its historical landscapes. However most other states, with a recognised Department of Planning to which Heritage is attached, have recognised the importance of the Burra Charter, and what is happening overseas.

I first visited Tasmania many decades back. I was immediately struck by the beauty of the place, how around every “corner” there was a different landscape to be seen. It was in the 1980s when we came to Tasmania to live.

Appendix 5.

2009

71

Appendix 1.4 The Sullivan's Cove Planning Scheme 1997.

Appendix 1.4.1 General

The Sullivan's Cove Planning Scheme was formulated by the Hobart City Council. It came into effect 21 December 1998. In 1997 the Scheme used a methodology, characteristics and features that were being canvassed by planners, the government and others. At the time, a model planning scheme for Tasmania for example was in preparation and TBA Planners (Victoria) had been contracted, their final report issued by September 1996.³⁷ Their *Integrated System of Planning Instruments for the Tasmanian Resource Management and Planning System* at Section 5.6 contains information pertaining to "Activity Areas" which defines areas within the Sullivans Cove area. The Report notes,

A term which more clearly states intent than a zone is needed. Essentially Councils are making a statement about what 'Activities' they want to see on that Area.

The use of activity areas is intended to direct use and development in a manner which achieves State, regional and local policy and strategy.

A performance-based approach is preferred in terms of provisions... ³⁸

This Scheme used performance-based criteria and in 1997 this would have been a very new initiative indeed. As well the Scheme contained 33 Use definitions, this the number of use definitions then (the number then being canvassed) for the Template which appeared slightly later. Unfortunately, one of the 'use' definitions was omitted from the Scheme and this was 'hospital'. It simply isn't there as a 'use' in the SCPS: 1997 but it was in the model scheme mix of the 33 uses.

By 17 December 2004 the area had been turned over to the administration of the Sullivan's Cove Waterfront Authority. This was a body corporate and consisted of five persons and support staff. Administration thus passed from a local council entity to a government-initiated body. They Sullivans Cove Waterfront Authority also called their document *The Sullivans Cove Planning Scheme 1997*, but there have been changes. The area administered by SCPS. 1997 is shown in Figure 3. Although a new cover piece was placed on the Sullivan's Cove Planning Scheme document it would appear that the Scheme (albeit with subsequent amendments) is still in operation as the planning document for this area. The large change however is that development applications submitted after the December 2004 date are no longer assessed by the Hobart City Council, its Environmental and Planning Committee, and/or full Council but from 2004 onwards by the Sullivan's Cove Waterfront Authority.

³⁷ TBA Planners Pty Ltd. in association with Savage Milner, Perrott Lyon Mathieson Pty Ltd, Alex Brownlie, Ogilvie McKenna. *Integrated System of Planning Instruments for the Tasmanian Resource Management and Planning System*. Unpublished for the Planning Division. DELM. September 1996.

³⁸ Ibid. 79.

1.4.2 Relevant Activity Areas and Schedules

There are no zones as such in the Sullivan's Cove Planning Scheme [SCPS:1997] rather there are 'Activity Areas.' It is one of the few schemes (for its time) which separated use as distinct from development. Figure 3 indicates the area over which the SCPS:1997 operates and Figures 20, 21 shows an aerial view of the Southern Domain the different Activity Areas. It is a totally different Scheme to the earlier 1982 Hobart planning Scheme in that it has objectives and performance criteria for particular Activity Areas.

Those areas of relevance to this assessment are four and include Section 17.0: Activity Area 2.1: 'Domain Open Space', Section 18.0 Activity Area 3.0. Sullivan's Cove 'Gateway and Transport,' Section 20 Activity Area 4.2 'Regatta Point,' while Section 19, 4.1 relates to the Macquarie Point Wharf. There is a considerable amount of informed material which relates to these Activity Areas, some of which can be found in Appendix 3. However, the General Characteristics of three Activity Areas are as follows.

17.1. General Characteristics of the Activity Area, 2.1. 'Domain Open Space.'

The Domain is a highly significant cultural landscape to Tasmania's community. This significance is based on the importance of the memorial sites, the range and nature of historic sites and the contribution it makes to the sense of place of Hobart.

This area contains important community symbols, including the Cenotaph, Boer War memorial and the Domain Park. Aside from its cultural significance, the Domain presents a grand sense of entry to the City and is a significant public recreation asset. This area, as one of the City's principal open spaces, is a significant recreational and tourism venue both for informal and structured uses.

In 1996 the 'Queens Domain Management Plan' was prepared, and adopted by the Council. This management plan established the following vision statement for the Domain: "The Queens Domain shall be a park of the people which celebrates and protects its significant natural landscape and rich cultural history whilst providing for the education, recreation, health and enjoyment of its visitors."

Whilst this plan related to the entire Queens Domain Area (extending beyond the boundaries of the Activity Area), it is an important management tool for activities. This management plan will be used as the basis for management of activities within this Activity Area.

Policy comment

Key phrases in this identification of characteristics which might be taken more as *key policy statements* are,

- a 'highly significant cultural landscape' to Tasmania's community
- that it presents a 'grand sense of entry to the city'
- along with its 'sense of place' contribution to Hobart
- it is one of the City's 'principal open space' areas.
- relates back to the *Queens Domain Management Plan* with a central statement that the Queen's Domain is 'a park of the people'

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73

- one that recognizes the natural landscape

- the rich cultural history
- whilst providing a wide range of recreational and education activities.

18.1 General Characteristics of the Activity Area 3.0. Sullivans Cove ‘Gateway and Transport.’

This Activity Area includes the Railway Goods Yard and land used by a range of industrial and warehousing operations.

The rail yards are a significant infrastructure asset in the Cove. The use of land for rail activities has been in decline for a number of years. There is a significant potential for increased utilisation of the rail facilities.

The Hobart Ports Corporation has identified this land as important to the future development of cargo handling at the Port. Future opportunities for the Hobart Ports Corporation to utilise part of the land within this Activity Area for the handling of cargo is acknowledged. The Activity Area constitutes a significant land asset with potential for redevelopment for a number of uses, including the integration of the rail facilities with wharf and road transport activities.

Land along the west edge of the Activity Area comprises an important frontage to Davey Street, the main road entrance to the Cove. Land facing Davey Street forms part of the ‘gateway’ to Sullivans Cove. Future development of the west edge of the Activity Area must appropriately address ‘gateway’ issues.

Some potential exists for the sensitive development of a range of community and cultural activities in this part of the Activity Area. Such activities would need to be designed to respond to the ‘gateway’ role of the edge.

All future development of land within this Activity Area must also have regard to the potential contamination of soil, the product of many years of industrial activities in the area.

Policy comment

Key statements are seen to emphasise,

- ‘there is significant potential for increased utilisation of the rail facilities,’
- ‘this land [is] important to the future development of cargo handling at the Port.
- cultural activities along the western edge would ‘need to be designed to respond to the ‘gateway’ role of the edge.’
- the area is seen as a ‘significant land asset,’ with potential for redevelopment; however the Scheme infers that these should be around the integration of the existing rail and wharf facilities.
- ‘sensitive development’ potential for community and cultural activities close to the ‘gateway’ edge.

20.1 General Characteristics of the Activity Area 4.2. Regatta Point.

This Activity Area includes the HMAS Huon site, slip-yards and the Regatta Grounds.

This area is highly visible across the Derwent Estuary and is the main gateway to Sullivans Cove and Central Hobart.

The area is a highly significant cultural landscape based on its importance to the

Tasmanian community's continuing maintenance, the historic buildings of HMAS Huon and the cultural significance of the Regatta Grounds.

In 1996 the 'Queens Domain Management Plan' was prepared, and adopted by the
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74

Planning Authority. Regatta Point Activity Area forms part of the area covered by this management plan.

This management plan established the following visions statement for the Domain:

"The Queens Domain shall be a park of the people which celebrates and protects its significant natural landscape and rich cultural history whilst providing for the education, recreation health and enjoyment of its visitors."

Whilst this plan related to the entire Queens Domain Area (extending beyond the boundaries of the Activity Area), it must be taken into account when making decision on activities within this area.

Policy comment

The characteristics recognise the importance of the,

- 'highly significant historic cultural landscape of this area, (and its protection)
- 'main gateway' to Sullivans Cove and Central Hobart
- 'a park for the people'
- significance of its high visibility as seen from the water or the eastern shore.
- As well, this is an Associative cultural landscape, one through photography and art all of which sought to place Hobart in the centre of its beautiful natural setting of water, open space and high framing mountain backdrop.
- The relative amount of open space which comprises area 4.2 and area 2.1 will be exceedingly sensitive to, and diminished by large scale proposals.

Figure 2. Google Earth image of the Southern Domain 2009. Railyards site middle of image.



Appendix 6.



Please see and read this PDF. [Understanding-Cultural-Landscapes-Fly](#)